Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1322

Davidson County DEEDWARR
Recvd: 08/09/06 08:16 2 pgs
Fees:13.00 Taxes:1672.40
20060809-0097617

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cameron A. Shearer and Lisa J. Shearer, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Robb Royer and wife, Madeleine M. Royer,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit 2799, Sharondale Condominiums as shown in Master Deed of record in Doc. No. 20010307-0021790 amended in Instrument No. 20020318-0033469, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cameron A. Shearer and Lisa J. Shearer, husband and wife, by Quitcliam Deed of record in Inst. No. 20030204-0015480, Register's Office, Davidson County, Tennessee. Being the same property conveyed to Cameron A. Shearer, unmarried by deed from Sharondale Partners of record in Instrument No. 20010821-0089908 and re-recorded in Instrument No. 20011211-0136802, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2799 22nd Avenue South, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 4th day of August, 2006

Cameron A. Shearer

Lisa J. Shearer

State of Tennessee)
County of Davidson)

On this 4th day of August, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cameron A. Shearer and Lisa J. Shearer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/22/10

ANGELA POSTON WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 452,000.00.

Affiant

Sworn and subscribed before me on this the 4th day of August, 2006.

Notary Public

My Commission Expires: 5/22/10

ANGELA POSTON WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NEW OWNER:
Robb Royer
2799 22nd Avenue South
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
same

TAX MAP-PARCEL #:
117-2-F-2CO